Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11A Guymer Court, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,550,000 & $1,580,000

Median sale price

Median price $1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/50 Kelvin Av MONTMORENCY 3094	$1,470,000	13/08/2025
2	2/12 Hoban Av MONTMORENCY 3094	$1,460,000	25/07/2025
3	4 Riverina Rd MONTMORENCY 3094	$1,570,000	11/06/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/09/2025 07:53

11A Guymer Court, Montmorency Vic 3094

JellisCraig

Matt Dougan
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0416 065 115
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4 2 2

Property Type: House
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,580,000
Median House Price
June quarter 2025: $1,150,000

Comparable Properties



1/50 Kelvin Av MONTMORENCY 3094 (REI)

3 2 2

Price: $1,470,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)

Agent Comments



2/12 Hoban Av MONTMORENCY 3094 (REI)

4 2 2

Price: $1,460,000
Method: Private Sale
Date: 25/07/2025
Property Type: Townhouse (Single)

Agent Comments

4 Riverina Rd MONTMORENCY 3094 (REI/VG)

4 3 2

Price: $1,570,000
Method: Private Sale
Date: 11/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

REIV THE DIFFERENCE

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